



This is the 2nd Affidavit
of Kenneth Kwok Ying Chan in this case
and was made on March 28, 2022

No. S217956
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE STRATA PROPERTY ACT, S.B.C. 1998, C.43

AND

IN THE MATTER OF THE APPLICATION FOR THE WIND-UP OF THE OWNERS,
STRATA PLAN LMS 992


AFFIDAVIT

I, Kenneth Kwok Ying Chan, of c/o 2900-595 West Burrard Street, Vancouver, BC V7X 1J5 in the City of Vancouver, Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. I am a retired businessman and the owner of strata lot 9 in Strata Plan LMS 992 (the "Strata") and as such, have personal knowledge of the facts and matters hereinafter referred to, save and except where such facts and matters are stated to be made upon information and belief, and as to such facts and matters, I verily believe them to be true.
2. Attached and marked **Exhibit "A"** is a true copy of a July 6 letter from the City of Vancouver issuing a summons to the Strata for failing to perform repairs and obtain permits with respect to the Strata's townhouses.
3. In or around July 15, 2020 the strata council for the Strata provided an update on the townhouses indicating that immediate steps would be taken to have them repaired and for insurance to be obtained for the Strata.
4. Attached hereto and marked **Exhibit "B"** is a true copy of the July 15, 2020 update.
5. On or around March 6, 2022, I requested that the strata council provide me with a copy of all documents and records in its possession pertaining to the City of Vancouver's actions against the Strata in relation to the townhouses.
6. In response, on or around March 17, 2022, the Strata's property manager Leo Chan provided me with a series of invoices from the Strata's legal counsel, Hamilton & Company, as well as some records pertaining to the Strata's utility bills.
7. Attached hereto and marked **Exhibit "C"** is a true copy of my email correspondence with Leo Chan and the documents provided to me by him in his March 17, 2022 email.
8. To date, the strata council has not provided me with any further documents relating to the City's actions against the Strata in relation to the townhouse repairs.

9. Attached hereto and marked **Exhibit "D"** is a true copy of the Strata's Insurance documents as posted on the Strata's property management company's website for the policy period beginning on February 5, 2021.

SWORN BEFORE ME
at Vancouver, British Columbia
on 28 day of March, 2022.



A commissioner for taking
affidavits for British Columbia

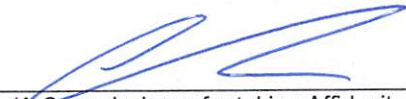
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Kenneth Kwok Ying Chan

CLAIRE M. ARMSTRONG
Barrister & Solicitor
P.O. Box 49130
2900-595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7542

This is Exhibit "A" referred to in the affidavit of Kenneth Kwok Ying Chan, sworn before me at City of Vancouver, Province of British Columbia on March 28, 2022



(A Commissioner for taking Affidavits for British Columbia)

Claire Armstrong
(Print Name)

July 6, 2020

Forning Chan
Kevin Gan Chan
3362 Vanness Avenue
Vancouver, BC V5R 5A8

The Owners of Strata Plan LMS992
c/o Siegle Properties BC Ltd.
211 – 8680 Cambie Road
Richmond, BC V5R 5A8

Dear Sirs/Madames:

RE: Court File No. 37501
R. v. Forning and Kevin Gan CHAN/THE OWNERS OF STRTA PLAN LMS992

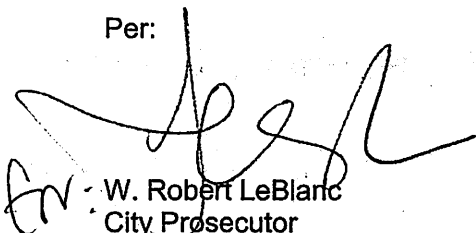
You have been charged under the City of Vancouver Building By-Law. A copy of the sworn information setting out the charges is enclosed.

You will soon receive a summons from the Provincial Court directing the company to appear in court to answer the charges. In the meantime, please contact me directly if you have questions regarding this matter.

Yours truly,

CITY OF VANCOUVER
LAW DEPARTMENT – BY-LAW PROSECUTION

Per:



W. Robert LeBlanc
City Prosecutor
robert.leblanc@vancouver.ca
604-665-2121

/cb
Encl.

INFORMATION BY TELECOMMUNICATION THAT PRODUCES A WRITING/DÉNONCIATION PAR TÉLÉCOMMUNICATION QUI REND LA COMMUNICATION SOLIS FORME ÉCRITE

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA DANS LE TRIBUNAL DE LA COLOMBIE-BRITANNIQUE

COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR
37501-1
COURT FILE NUMBER NUMÉRO DE DOSSIER DE LA COUR
POLICE FILE NUMBER NUMÉRO DE PROCÈS VERBAL

CANADA:

PROVINCE OF BRITISH COLUMBIA
PROVINCE DE LA COLOMBIE-BRITANNIQUE:

Pursuant to Section 13.1 of the Offence Act (British Columbia) / Suivant l'article 13.1 de l'Offence Act (Colombie Britannique)

This is the information of/Les présentes constituent la dénonciation de **D. MAIKARCHUK**, a Process Server/Procure Officer (the "the Informant"/le "dénoncateur") of/de City of Vancouver, British Columbia submitted before a justice by telecommunication that produces a writing/ transmise à un juge de paix, par télécommunication qui rend la communication sous forme écrite.

The Informant says that he/she has reasonable and probable grounds to believe and does believe that/Le(la) dénonciateur(trice) déclare qu'il(elle) a des motifs raisonnables et probables et croit effectivement que:

Kevin Gan CHAN of 3362 Vanness Avenue, Vancouver, British Columbia V5R 5A8 and; Forning CHAN of 3362 Vanness Avenue, Vancouver, British Columbia V5R 5A8 and; THE OWNER'S, STRATA PLAN LMS992 of C/O Siegle Properties B.C. Ltd., 211 - 8680 Cambie Road, Richmond, British Columbia V6X 4K1

Count 1: Between December 3, 2019 and April 1, 2020, Kevin Gan CHAN and Forning CHAN, being the owners of land and building at 3362 Vanness Avenue, Vancouver, British Columbia, and THE OWNER'S, STRATA PLAN LMS992, being the occupant, did fail to comply, within the time prescribed, with an order dated November 18, 2019, to immediately provide shoring, required to keep the building safe under the direction of a professional engineer and, within 14 days obtain the required permits to correct the unsafe building conditions obtain required building and plumbing permits within 14 days of the date of the order, contrary to the form of the enactment in such case made and provided. Division C, Part 3, Section 3.2.1.1(1)(e) By-law 12511

Pursuant to Section 13.1 of the Offence Act (British Columbia), the informant states that all matters contained in this information are true to my knowledge and belief.

Suivant l'article 13.1 de l'Offence Act (Colombie-Britannique), le(la) dénonciateur(trice) déclare qu'il(elle) croit vrais, au meilleur de sa connaissance, les renseignements contenus dans la dénonciation.

Dated/Fait le May 25 2020

at/a VANCOUVER
British Columbia/Colombie-Britannique

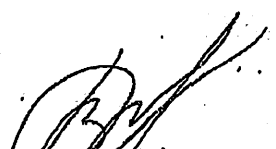

Signature of Informant/Signature du(de la) dénonciateur(trice)

I certify this information was received by me by means of telecommunication that produces a writing at/ Je certifie que j'ai reçu la présente dénonciation par un moyen de télécommunication qui rend la communication sous forme écrite à

10:21 p.m. on/le MAY 25 2020 at/à VANCOUVER, British Columbia/Colombie-Britannique
Time/heure date city/municipality/ville/municipalité

Summons. (Mail)

Process/Acité de procédure : _____ confirmed

A Justice of the Peace in and for the Province of British Columbia/Un juge de paix dans et pour la province de la Colombie Britannique

M. TOICHUBEKOVA
Name/nom: _____
A Justice of the Peace in and for the Province of British Columbia

A Justice of the Peace in and for the Province of British Columbia/Un juge de paix dans et pour la province de la Colombie-Britannique

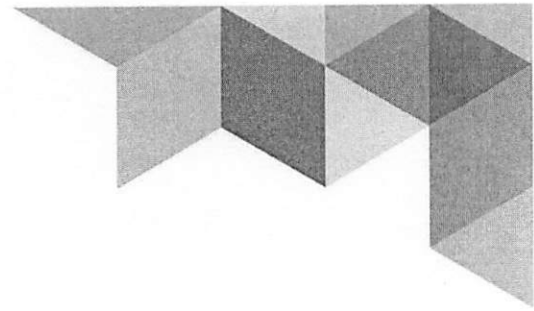

This is Exhibit "B" referred to in the affidavit of Kenneth Kwok Ying Chan
sworn before me at City of Vancouver, Province of British Columbia on March 28.....
2022



(A Commissioner for taking Affidavits for British Columbia)

Claire Armstrong

(Print Name)



LMS992 Joyce Place 3380 Vanness Ave

RE: Update on City's lawsuit

July 15th 2020

Council has successfully communicated with the city of Vancouver and they are satisfied with our approach to repair the town house. In the coming weeks, we will be working with our engineers from RDH and let the City knows owners have approved a special levy for the repair.

We are not wasting any time and will be seeking Strata insurance coverage now.

Our SGM minutes will be ready before July 24th 2020, which contains our levy payment schedule.

Strata Council thanks owners for their patience and look forward to seeing everyone at our AGM on August 4th .

There is also no intention to seek a court appointed administrator now.

Leo Chan on behalf of Strata Council of LMS992

This is Exhibit "C" referred to in the affidavit of Kenneth Kwok Ying Chan, sworn before me at City of Vancouver, Province of British Columbia on March 28, 2022



(A Commissioner for taking Affidavits for British Columbia)

Claire Armstrong
(Print Name)

From: **Leo Chan** <leo.chan@dwellproperty.ca>
Date: Thu, Mar 17, 2022 at 11:47 AM
Subject: RE: Joyce Place townhouse issues
To: Kenneth Chan <kenneth1340@gmail.com>

Here are the documents you requested.

Best Regards,

Leo Chan | Property Manager

Dwell
PROPERTY MANAGEMENT



2014 to 2022 Consumer Choice Award for Best Residential Property Management Vancouver

www.dwellproperty.ca | leo.chan@dwellproperty.ca

Dwell Property Management | Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9
Dir. 604.248.1011 ph. 604.821.2999

From: Kenneth Chan <kenneth1340@gmail.com>
Sent: Monday, March 7, 2022 3:39 PM
To: Leo Chan <leo.chan@dwelldproperty.ca>
Subject: Re: Joyce Place townhouse issues

Hi Leo

Thanks, let me know the page counts

Kenneth

On Mon, Mar 7, 2022 at 9:58 AM Leo Chan <leo.chan@dwelldproperty.ca> wrote:

Thanks Ken,

We will prepare as per our contract at \$0.25 per page. Once we have the final page count we will let you know.

Best Regards,

Leo Chan | Property Manager

Dwell
PROPERTY MANAGEMENT



2014 to 2022 Consumer Choice Award for Best Residential Property Management Vancouver

www.dwellproperty.ca | leo.chan@dwelldproperty.ca

Dwell Property Management | Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9
Dir. 604.248.1011 ph. 604.821.2999

From: Kenneth Chan <kenneth1340@gmail.com>
Sent: Sunday, March 6, 2022 3:54 PM
To: Joycecouncil@googlegroups.com; Brian Yan Muk <b.yanmuk@gmail.com>; Leo Chan <leo.chan@dwellingproperty.ca>
Cc: Claire M. Armstrong <carmstrong@owenbird.com>
Subject: Joyce Place townhouse issues

“Dear Strata Council,

Pursuant to s. 36 of the *Strata Property Act*, I request all documents and records pertaining to the City of Vancouver’s actions against LMS 992 in relation to the townhouses, including:

- **correspondence to or from:**
 - o the City;
 - o LMS 992’s lawyer; and
 - o LMS 992’s strata council.
- **formal notices of bylaw/order/law infractions from the City**
- **formal decisions regarding LMS 992’s failure to take steps to repair the townhouses;**
- **payments made by LMS 992 to the City; and**
- **outstanding amounts owed to the City.**

I look forward to receiving these records within 2 weeks as required by the *Strata Property Act*.”

Thanks for your cooperation in this matter

Sincerely

Kenneth

(Unit 3378)

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This e-mail may contain privileged and confidential material and its transmission is not a waiver of that privilege. It is intended for the sole use of the person to whom it is addressed. Any copying, disclosure, distribution or reliance on this material by anyone other than the intended recipient is strictly prohibited. We assume no responsibility to persons other than the intended recipient. If you have received this transmission in error, please notify Owen Bird Law Corporation immediately and destroy any hard copies you may have printed and remove all copies of the e-mail from your mailbox and hard drives.

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Wednesday, November 4, 2020 1:58 PM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - our file 52335
Attachments: INV. 16406 (01616237xEDEB8).PDF

Good afternoon,

Please find attached our invoice no. 16406 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7482
F 604 630 7489

hamiltonco.ca

Date: Nov. 2, 2020
File No. 52335

Invoice No. 16406

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Oct. 22, 2020	Email to City re update and what penalties		
Oct. 27, 2020	Email to City re what penalty will they seek		
Oct. 30, 2020	Telephone call with Robert LeBlanc, discussion with Jordan Kinghorn re Strategy, reviewing bylaws and Bains decision, telephone call and email to Brian		
OUR FEE:			\$ 325.00
<u>TAXABLE OTHER CHARGES</u>			
Mileage		19.44	
TOTAL TAXABLE OTHER CHARGES			19.44
<u>TAXABLE DISBURSEMENTS</u>			
B/W Prints		68.50	
Parking		13.00	
TOTAL TAXABLE DISBURSEMENTS			81.50
G.S.T. on Fees		16.25	
G.S.T. on Other Charges		0.97	
G.S.T. on Taxable Disbursements		4.08	
TOTAL G.S.T.			21.30
P.S.T. on Fees		22.75	
P.S.T. on Other Charges		1.36	
TOTAL P.S.T.			24.11
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 471.35</u>
BALANCE DUE AND OWING			<u>\$ 471.35</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Friday, October 22, 2021 11:52 AM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No. 2045:38027-1 - our file 53448
Attachments: INV. 71074 (01719219xEDEB8).PDF

Good Morning,

Please find attached our invoice no. 71074 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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**HAMILTON
& COMPANY**
STRATA | LITIGATION

Hamilton & Company
400 – 500 Sixth Ave.
T 604 630 7462
F 604 630 7489
Hamiltonco.ca

October 08, 2021

File No.: 53448

Invoice No.: 71074

The Owners, Strata Plan LMS 992
c/o Re/Max Dwell Property Management
270 - 4311 Viking Way
Richmond, BC V6V 2K9

**Re: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No.
2045:38027-1**

SEND INVOICES TO ap@dwellproperty.ca

<u>DATE</u>	<u>INIT</u>	<u>DESCRIPTION OF SERVICE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/31/2021	JJK	(summons) Telephone discussion with Brian; reviewing correspondence from client; preparing letter to opposing counsel	0.80	320.00
09/01/2021	JJK	Reviewing email from client with attachments regarding original order; reviewing chronology and previous guilty plea	0.70	280.00
OUR FEE				600.00

TIME SUMMARY

<u>Lawyer/Assistant</u>	<u>Initials</u>	<u>Rate</u>	<u>Total Hours</u>	<u>Total Fees</u>
Jordan J. Kinghorn	JJK	400.00	1.50	600.00

TAXABLE OTHER CHARGES

File Opening	85.00	
TOTAL TAXABLE OTHER CHARGES		85.00

TAXABLE DISBURSEMENTS

B/W Prints	4.00	
TOTAL TAXABLE DISBURSEMENTS		4.00

**ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS.**

E.&O.E.

G.S.T. No. R886807817

G.S.T. on Fees	30.00	
G.S.T. on Other Charges	4.25	
G.S.T. on Disbursements	0.20	
TOTAL G.S.T.		34.45
P.S.T. on Fees	42.00	
P.S.T. on Other Charges	5.95	
TOTAL P.S.T.		47.95
TOTAL FEES, OTHER CHARGES, DISBURSEMENTS AND TAXES		\$771.40

THIS IS OUR ACCOUNT

HAMILTON & COMPANY



Jordan J. Kinghorn

**ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS.**

E.&O.E.

G.S.T. No. R886807817

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Thursday, March 4, 2021 11:31 AM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - 52335
Attachments: INV. 17315 (01652281xEDEB8).PDF

Good morning,

Please find attached our invoice no. 17315 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA : LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jbans@hamiltonco.ca

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**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

hamiltonco.ca

Date: Mar. 1, 2021
File No. 52335

Invoice No. 17315

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9
SEND INVOICES TO: ap@dwellproperty.ca

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Feb. 1, 2021	Emails with Brian regarding update on timeline		
Feb. 9, 2021	Email to city of Vancouver		
OUR FEE:			\$ 110.00
G.S.T. on Fees		5.50	
TOTAL G.S.T.			5.50
P.S.T. on Fees		7.70	
TOTAL P.S.T.			7.70
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 123.20</u>
BALANCE DUE AND OWING			<u>\$ 123.20</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Friday, January 8, 2021 3:50 PM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to court - 52335
Attachments: inv. 16897 (01634623xEDEB8).PDF

Good afternoon,

Please find attached our invoice no. 16897 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 804 630 7482
F 804 630 7489

hamiltonco.ca

Date: Jan. 4, 2021
File No. 52335

Invoice No. 16897

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Dec. 1, 2020	Attending phone hearing and reporting to client	
Dec. 8, 2020	Emails with client and PM re payment of fine and progress	
OUR FEE:		\$ 150.00
G.S.T. on Fees	7.50	
TOTAL G.S.T.		7.50
P.S.T. on Fees	10.50	
TOTAL P.S.T.		10.50
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 168.00</u>
BALANCE DUE AND OWING		<u>\$ 168.00</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Friday, March 4, 2022 10:45 AM
To: Accounts Payable
Cc: Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No. 2045:38027-1 - 53448
Attachments: INV. 72196 (01754448xEDEB8).PDF

Good Morning,

Please find attached our invoice no. 72196 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA & CORPORATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

Hamiltonco.ca

March 02, 2022
File No.: 53448

Invoice No.: 72196

The Owners, Strata Plan LMS 992
c/o Re/Max Dwell Property Management
270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

**Re: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No.
2045:38027-1
SEND INVOICES TO ap@dwellproperty.ca**

<u>DATE</u>	<u>INIT</u>	<u>DESCRIPTION OF SERVICE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/17/2022	JJK	Preparing for an attending hearing; preparing email to client; reviewing email from client and property	2.20	935.00
02/17/2022	JJK	Reviewing and responding to email from client and property manager regarding next hearing	0.40	170.00

OUR FEE 1,105.00

TIME SUMMARY

<u>Lawyer/Assistant</u>	<u>Initials</u>	<u>Rate</u>	<u>Total Hours</u>	<u>Total Fees</u>
Jordan J. Kinghorn	JJK	425.00	2.60	1,105.00

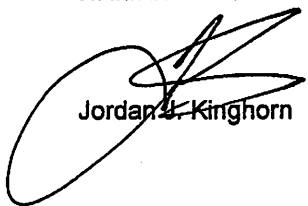
G.S.T. on Fees 55.25
TOTAL G.S.T. 55.25

P.S.T. on Fees 77.35
TOTAL P.S.T. 77.35

TOTAL FEES, OTHER CHARGES, DISBURSEMENTS AND TAXES \$1,237.60

THIS IS OUR ACCOUNT

HAMILTON & COMPANY


Jordan J. Kinghorn

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Friday, February 5, 2021 1:14 PM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - 52335
Attachments: INV. 17141 (01643343xEDEB8).PDF

Good afternoon,

Please find attached our invoice no. 17141 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA : LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jbans@hamiltonco.ca

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IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

hamiltonco.ca

Date: Feb. 1, 2021
File No. 52335

Invoice No. 17141

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Jan. 8, 2021	Reviewing email from client and attached letter from engineer, email to Robert Leblanc attaching letter and asking for confirmation that this satisfies city	
Jan. 22, 2021	Email from city and to client regarding permit	
OUR FEE:		\$ 190.00

TAXABLE DISBURSEMENTS

B/W Prints	1.00	
TOTAL TAXABLE DISBURSEMENTS		1.00
G.S.T. on Fees	9.50	
G.S.T. on Taxable Disbursements	0.05	
TOTAL G.S.T.		9.55
P.S.T. on Fees	13.30	
TOTAL P.S.T.		13.30
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 213.85</u>
BALANCE DUE AND OWING		<u>\$ 213.85</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Janet Yngson

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Wednesday, December 9, 2020 10:57 AM
To: Leo Chan; Accounts Payable
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - 52335
Attachments: INV. 16663 (01626842xEDEB8).PDF

Good morning,

Please find attached our invoice no. 16663 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
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IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7482
F 604 630 7489

hamiltonco.ca

Date: Dec. 2, 2020
File No. 52335

Invoice No. 16663

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Nov. 2, 2020	Assembling of documents and preparing index	
Nov. 6, 2020	Reviewing documents from client, drafting proposal to city, email to client regarding proposal	
Nov. 13, 2020	Reviewing email from client and responding	
Nov. 19, 2020	Emails with client and emails to City of Vancouver with offer	
Nov. 24, 2020	Email from City with offer and email to client relaying same	
Nov. 24, 2020	Attendance at phone hearing and email to client to report	
OUR FEE:		\$ 700.00

TAXABLE DISBURSEMENTS

B/W Prints	0.50	
TOTAL TAXABLE DISBURSEMENTS		0.50
G.S.T. on Fees	35.00	
G.S.T. on Taxable Disbursements	0.03	
TOTAL G.S.T.		35.03
P.S.T. on Fees	49.00	
TOTAL P.S.T.		49.00
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 784.53</u>
BALANCE DUE AND OWING		<u>\$ 784.53</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Claire M. Armstrong

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Friday, April 9, 2021 1:52 PM
To: Leo Chan; Accounts Payable
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - 52335
Attachments: INV. 17617 (01664384xEDEB8).PDF

Good afternoon,

Please find attached our invoice no. 17617 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 830 7482
F 604 830 7489

hamiltonco.ca

Date: Apr. 1, 2021
File No. 52335

Invoice No. 17616

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court
SEND INVOICES TO ap@dwellproperty.ca

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Mar. 9, 2021	Telephone call with Kevin regarding a letter he received from the City to pay strata's invoice; email to Kevin advising him to send us a copy of the letter		
Mar. 9, 2021	Reviewing and responding to email from Brain regarding timeline and whether or not to send further email to City		
Mar. 10, 2021	Telephone call from Kevin, reviewing pictures of bills Kevin has received and email to Kevin		
OUR FEE:			\$ 135.00
G.S.T. on Fees		6.75	
TOTAL G.S.T.			6.75
P.S.T. on Fees		9.45	
TOTAL P.S.T.			9.45
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 151.20</u>
BALANCE DUE AND OWING			<u>\$ 151.20</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Claire M. Armstrong

From: Ban, Jenny <JBan@hamiltonco.ca>
Sent: Monday, October 5, 2020 9:26 AM
To: Accounts Payable; Leo Chan
Subject: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court - our file 52335
Attachments: INV. 16138 (01607403xEDEB8).PDF

Good morning,

Please find attached our invoice no. 16138 with respect to the above-noted matter.

Regards,

Jenny Ban
Legal Assistant



**HAMILTON
& COMPANY**
— STRATA LITIGATION —

4th Floor, 500 Sixth Avenue
New Westminster, BC V3L 1V3

Phone: 604.630.7462 ext. 105
Fax: 604.630.7489
Email: jban@hamiltonco.ca

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IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 830 7462
F 604 830 7488

hamiltonco.ca

Date: Oct. 1, 2020
File No. 52335

Invoice No. 16138

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Aug. 28, 2020	Assembling of documents		
Sep. 11, 2020	Call from owner to discuss appearance in court; email follow up		
Sep. 24, 2020	Email to Brian		
Sep. 25, 2020	Telephone call with Brian		
Sep. 28, 2020	Reviewing file; preparing for hearing		
Sep. 29, 2020	Attending court application Vancouver; telephone discussion with homeowner		
Sep. 30, 2020	Bring forward file for review		
Sep. 30, 2020	Preparing reporting letter to client		
Sep. 30, 2020	Letter to client reporting		
Sep. 30, 2020	Reviewing disclosure		
OUR FEE:			\$ 1,500.00

TAXABLE OTHER CHARGES

File Opening	85.00	
TOTAL TAXABLE OTHER CHARGES		85.00

TAXABLE DISBURSEMENTS

B/W Prints	23.50	
TOTAL TAXABLE DISBURSEMENTS		23.50

G.S.T. on Fees	75.00	
G.S.T. on Other Charges	4.25	
G.S.T. on Taxable Disbursements	1.18	
TOTAL G.S.T.		80.43

P.S.T. on Fees	105.00	
P.S.T. on Other Charges	5.95	
TOTAL P.S.T.		110.95

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Date: Oct. 1, 2020
File No. 52335

Invoice No. 16138

TOTAL FEES, DISBURSEMENTS AND TAXES

\$ 1,799.88

BALANCE DUE AND OWING

\$ 1,799.88

THIS IS OUR ACCOUNT

HAMILTON & COMPANY



G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
STRATA | LITIGATION

Hamilton & Company
400 - 600 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7482
F 604 630 7489

hamiltonco.ca

Date: Nov. 2, 2020
File No. 52335

Invoice No. 16406

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V8V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Oct. 22, 2020	Email to City re update and what penalties		
Oct. 27, 2020	Email to City re what penalty will they seek		
Oct. 30, 2020	Telephone call with Robert LeBlanc, discussion with Jordan Kinghorn re Strategy, reviewing bylaws and Bains decision, telephone call and email to Brian		
OUR FEE:			\$ 325.00
<u>TAXABLE OTHER CHARGES</u>			
Mileage		19.44	
TOTAL TAXABLE OTHER CHARGES			19.44
<u>TAXABLE DISBURSEMENTS</u>			
B/W Prints		68.50	
Parking		13.00	
TOTAL TAXABLE DISBURSEMENTS			81.50
G.S.T. on Fees		16.25	
G.S.T. on Other Charges		0.97	
G.S.T. on Taxable Disbursements		4.08	
TOTAL G.S.T.			21.30
P.S.T. on Fees		22.75	
P.S.T. on Other Charges		1.36	
TOTAL P.S.T.			24.11
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 471.35</u>
BALANCE DUE AND OWING			<u>\$ 471.35</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
STRATA | LITIGATION

Hamilton & Company
400 - 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 830 7482
F 604 830 7489

hamiltonco.ca

Date: Dec. 2, 2020
File No. 52335

Invoice No. 16663

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Nov. 2, 2020	Assembling of documents and preparing index	
Nov. 6, 2020	Reviewing documents from client, drafting proposal to city, email to client regarding proposal	
Nov. 13, 2020	Reviewing email from client and responding	
Nov. 19, 2020	Emails with client and emails to City of Vancouver with offer	
Nov. 24, 2020	Email from City with offer and email to client relaying same	
Nov. 24, 2020	Attendance at phone hearing and email to client to report	
OUR FEE:		\$ 700.00

TAXABLE DISBURSEMENTS

B/W Prints	0.50	
TOTAL TAXABLE DISBURSEMENTS		0.50
G.S.T. on Fees	35.00	
G.S.T. on Taxable Disbursements	0.03	
TOTAL G.S.T.		35.03
P.S.T. on Fees	49.00	
TOTAL P.S.T.		49.00
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 784.53</u>
BALANCE DUE AND OWING		<u>\$ 784.53</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R888807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7482
F 604 630 7488

hamiltonco.ca

Date: Oct. 1, 2020
File No. 52335

Invoice No. 16138

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Aug. 28, 2020	Assembling of documents		
Sep. 11, 2020	Call from owner to discuss appearance in court; email follow up		
Sep. 24, 2020	Email to Brian		
Sep. 25, 2020	Telephone call with Brian		
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Sep. 29, 2020	Attending court application Vancouver; telephone discussion with homeowner		
Sep. 30, 2020	Bring forward file for review		
Sep. 30, 2020	Preparing reporting letter to client		
Sep. 30, 2020	Letter to client reporting		
Sep. 30, 2020	Reviewing disclosure		
OUR FEE:			\$ 1,500.00
<u>TAXABLE OTHER CHARGES</u>			
File Opening		85.00	
TOTAL TAXABLE OTHER CHARGES			85.00
<u>TAXABLE DISBURSEMENTS</u>			
B/W Prints		23.50	
TOTAL TAXABLE DISBURSEMENTS			23.50
G.S.T. on Fees		75.00	
G.S.T. on Other Charges		4.25	
G.S.T. on Taxable Disbursements		1.18	
TOTAL G.S.T.			80.43
P.S.T. on Fees		105.00	
P.S.T. on Other Charges		5.95	
TOTAL P.S.T.			110.95

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

Date: Oct. 1, 2020
File No. 52335

Invoice No. 16138

TOTAL FEES, DISBURSEMENTS AND TAXES

\$ 1,799.88

BALANCE DUE AND OWING

\$ 1,799.88

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

Stephen Hamilton

G. STEPHEN HAMILTON

**ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817**

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 - 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

hamiltonco.ca

Date: Feb. 1, 2021
File No. 52335

Invoice No. 17141

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Jan. 8, 2021	Reviewing email from client and attached letter from engineer, email to Robert Leblanc attaching letter and asking for confirmation that this satisfies city	
Jan. 22, 2021	Email from city and to client regarding permit	
OUR FEE:		\$ 190.00

TAXABLE DISBURSEMENTS

B/W Prints	1.00	
TOTAL TAXABLE DISBURSEMENTS		1.00
G.S.T. on Fees	9.50	
G.S.T. on Taxable Disbursements	0.05	
TOTAL G.S.T.		9.55
P.S.T. on Fees	13.30	
TOTAL P.S.T.		13.30
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 213.85</u>
BALANCE DUE AND OWING		<u>\$ 213.85</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 804 630 7482
F 804 630 7489

hamiltonco.ca

Date: Jan. 4, 2021
File No. 52335

Invoice No. 16897

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>	
Dec. 1, 2020	Attending phone hearing and reporting to client	
Dec. 8, 2020	Emails with client and PM re payment of fine and progress	
OUR FEE:		\$ 150.00
G.S.T. on Fees	7.50	
TOTAL G.S.T.		7.50
P.S.T. on Fees	10.50	
TOTAL P.S.T.		10.50
TOTAL FEES, DISBURSEMENTS AND TAXES		<u>\$ 168.00</u>
BALANCE DUE AND OWING		<u>\$ 168.00</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

hamiltonco.ca

Date: Mar. 1, 2021
File No. 52335

Invoice No. 17315

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9
SEND INVOICES TO: ap@dwellproperty.ca

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Feb. 1, 2021	Emails with Brian regarding update on timeline		
Feb. 9, 2021	Email to city of Vancouver		
OUR FEE:			\$ 110.00
G.S.T. on Fees		5.50	
TOTAL G.S.T.			5.50
P.S.T. on Fees		7.70	
TOTAL P.S.T.			7.70
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 123.20</u>
BALANCE DUE AND OWING			<u>\$ 123.20</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 804 830 7482
F 804 830 7489

hamiltonco.ca

Date: Apr. 1, 2021
File No. 52335

Invoice No. 17616

The Owners, Strata Plan LMS 992
c/o Re/Max dWell Property Management
#270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver - Summons to Court
SEND INVOICES TO ap@dwellproperty.ca

<u>DATE</u>	<u>DESCRIPTION OF SERVICE</u>		
Mar. 9, 2021	Telephone call with Kevin regarding a letter he received from the City to pay strata's invoice; email to Kevin advising him to send us a copy of the letter		
Mar. 9, 2021	Reviewing and responding to email from Brain regarding timeline and whether or not to send further email to City		
Mar. 10, 2021	Telephone call from Kevin, reviewing pictures of bills Kevin has received and email to Kevin		
OUR FEE:			\$ 135.00
G.S.T. on Fees		6.75	
TOTAL G.S.T.			6.75
P.S.T. on Fees		9.45	
TOTAL P.S.T.			9.45
TOTAL FEES, DISBURSEMENTS AND TAXES			<u>\$ 151.20</u>
BALANCE DUE AND OWING			<u>\$ 151.20</u>

THIS IS OUR ACCOUNT

HAMILTON & COMPANY

G. STEPHEN HAMILTON

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS
E&O.E. #R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
T 604 630 7462
F 604 630 7489
Hamiltonco.ca

October 08, 2021

File No.: 53448

Invoice No.: 71074

The Owners, Strata Plan LMS 992
c/o Re/Max Dwell Property Management
270 - 4311 Viking Way
Richmond, BC V6V 2K9

**Re: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No.
2045:38027-1**

SEND INVOICES TO ap@dwellproperty.ca

<u>DATE</u>	<u>INIT</u>	<u>DESCRIPTION OF SERVICE</u>	<u>HOURS</u>	<u>AMOUNT</u>
08/31/2021	JJK	(summons) Telephone discussion with Brian; reviewing correspondence from client; preparing letter to opposing counsel	0.80	320.00
09/01/2021	JJK	Reviewing email from client with attachments regarding original order; reviewing chronology and previous guilty plea	0.70	280.00
OUR FEE				600.00

TIME SUMMARY

<u>Lawyer/Assistant</u>	<u>Initials</u>	<u>Rate</u>	<u>Total Hours</u>	<u>Total Fees</u>
Jordan J. Kinghorn	JJK	400.00	1.50	600.00

TAXABLE OTHER CHARGES

File Opening	85.00	
TOTAL TAXABLE OTHER CHARGES		85.00

TAXABLE DISBURSEMENTS

B/W Prints	4.00	
TOTAL TAXABLE DISBURSEMENTS		4.00

**ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS.**

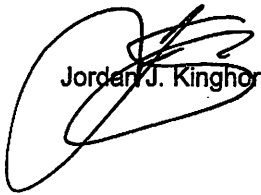
E.&O.E.

G.S.T. No. R886807817

G.S.T. on Fees	30.00	
G.S.T. on Other Charges	4.25	
G.S.T. on Disbursements	0.20	
TOTAL G.S.T.		34.45
P.S.T. on Fees	42.00	
P.S.T. on Other Charges	5.95	
TOTAL P.S.T.		47.95
TOTAL FEES, OTHER CHARGES, DISBURSEMENTS AND TAXES		\$771.40

THIS IS OUR ACCOUNT

HAMILTON & COMPANY



Jordan J. Kinghorn

ACCOUNT PAYABLE ON RECEIPT.
INTEREST AT 10% PER ANNUM WILL BE CHARGED ON OVERDUE ACCOUNTS.

E.&O.E.

G.S.T. No. R886807817

IN ACCOUNT WITH



**HAMILTON
& COMPANY**
— STRATA | LITIGATION —

Hamilton & Company
400 – 500 Sixth Ave.
New Westminster BC V3L 1V3
T 604 630 7462
F 604 630 7489

Hamiltonco.ca

March 02, 2022
File No.: 53448

Invoice No.: 72196

The Owners, Strata Plan LMS 992
c/o Re/Max Dwell Property Management
270 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Re: The Owners, Strata Plan LMS 992 - City of Vancouver Summons File No. 2045:38027-1
SEND INVOICES TO ap@dwellproperty.ca

<u>DATE</u>	<u>INIT</u>	<u>DESCRIPTION OF SERVICE</u>	<u>HOURS</u>	<u>AMOUNT</u>
02/17/2022	JJK	Preparing for an attending hearing; preparing email to client; reviewing email from client and property	2.20	935.00
02/17/2022	JJK	Reviewing and responding to email from client and property manager regarding next hearing	0.40	170.00

OUR FEE 1,105.00

TIME SUMMARY

<u>Lawyer/Assistant</u>	<u>Initials</u>	<u>Rate</u>	<u>Total Hours</u>	<u>Total Fees</u>
Jordan J. Kinghorn	JJK	425.00	2.60	1,105.00

G.S.T. on Fees 55.25
TOTAL G.S.T. 55.25

P.S.T. on Fees 77.35
TOTAL P.S.T. 77.35

TOTAL FEES, OTHER CHARGES, DISBURSEMENTS AND TAXES \$1,237.60

THIS IS OUR ACCOUNT

HAMILTON & COMPANY


Jordan J. Kinghorn

Search Criteria:

Payee: cityv
Property: lms0992

Invoice Report Summary:

Number of Invoices Included in the Report: 11
Number of Invoices Skipped in the Report: 0
Number of Invoices Matching your Criteria: 11
Number of Invoices Returned in Resultset: 11

Payable Summary

Cheque Summary:

Date: 11/25/2021 CK# 300 Amt: \$24,246.53 Bank: LMS 992 Operating fund (0992) Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5081199-1121	11/5/2021	Jun 1, 2021 to Sep 30, 2021	24,246.53
					\$24,246.53



Utility Billing Office
PO Box 7747
Vancouver, BC V6B 8R1

UTILITY BILL

9410

ACCT NUMBER: 5081199 BILLING PERIOD: Jun 1, 2021
ACCESS CODE: 234395 TO: Sep 30, 2021
DUE DATE: Dec 10, 2021 BILLING DATE: Nov 5, 2021



NAME: OWNERS STRATA PLAN LMS992
FOR SERVICE AT: 3362 3384 VANNESS AVE
ACCOUNT TYPE: RESIDENTIAL

FOLIO: COMPLEX ROUTE: 7608

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Oct 27, 2021	A-0100000034	147	19318	18843	475 UNITS	
Oct 27, 2021	B-0200000034	147	1612	8867	2745 UNITS	
Total Consumption						3220.00 UNITS
PREVIOUS BILL AMOUNT						-28,102.06
Jul 30, 2021	REFUND					28,102.06
Nov 5, 2021	WATER METERED 2021 High Season Rate (AB)			(3-Jun-21 to 15-Oct-21/135 days)		13,472.60
Nov 5, 2021	WATER METERED 2021 Low Season Rate (AB)			(16-Oct-21 to 27-Oct-21/12 days)		955.51
Nov 5, 2021	SEWER METERED (AB)			(3-Jun-21 to 27-Oct-21/147 days)		10,733.83
Nov 5, 2021	METER CHARGE 100MM			(1-Jun-21 to 30-Sep-21/122 days)		296.91
IF PAID AFTER DUE DATE:						25,458.85
DISCOUNT AVAILABLE:						1,212.32
IF PAID ON OR BEFORE DUE DATE:						24,246.53

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

City Hall will close at 4:30 PM on Friday December 24, 2021 and will re-open at 8:30 AM on Tuesday January 4, 2022. See the back of this bill for information on ways to make payments during the closure.

Amounts in arrears at the end of the calendar year will be transferred to the Property Tax Roll and will be subject to daily interest charges.

Current account balances are viewable without registration at vancouver.ca/propertyinquiry. Go paperless by signing up for electronic billing: vancouver.ca/property-services

Know your bank's cut off time for same day bill payments. Transactions are considered to be paid the date the item posts to your account.

RECEIVED NOV 23 2021

UTILITY BILL

Please make cheques payable to:
City of Vancouver
PO Box 7747
Vancouver BC V6B 8R1

BILLING DATE: Nov 5, 2021
DUE DATE: Dec 10, 2021
ACCT NUMBER: 5081199

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
IF PAID AFTER DUE DATE: \$25,458.85
IF PAID ON OR BEFORE DUE DATE: \$24,246.53

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

08444

OWNERS STRATA PLAN LMS992
C/O DWELL PROPERTY MANAGEMENT
170 - 4311 VIKING WAY
RICHMOND BC V6V 2K9

RECEIVED NOV 23 2021

50811991 00025458852 00024246530

Utility Bill Information

WAYS TO PAY

Pay online or by phone through your bank or credit union. Know your financial institution's cut-off time for transactions, as it will affect the payment date.

Drop your cheque payable to City of Vancouver at the City Hall 12th Avenue (south) entrance mail slot available 24 hours a day, 7 days a week.

Make your payment in person at your bank. Bring your utility bill with you.

Mail to PO Box 7747, Vancouver, BC, V6B 8R1
Please include the remittance stub, make your cheque payable to City of Vancouver and leave extra time for delivery. Postmarks are not used to determine on-time payment.

Note - the option to pay in person at Revenue Services in City Hall may be limited or unavailable. Check vancouver.ca or phone 3-1-1 beforehand.

Sign up for Pre-Authorized Withdrawals and have payments automatically withdrawn from your bank account on the due date. Learn more at vancouver.ca/upaws.



Pay by the due date: Your utility bill payment must be received by the Utility Billing Office or transaction posted by your bank by the due date. Postmarks are not accepted as proof of on-time payment.

Forms of payment: Credit cards are not accepted for payment of utility bills. Credit card cheques are not accepted.

Learn about your bill: Learn more about meter billing and understanding your bill at vancouver.ca/utilitybilling.

Account balances are viewable online without registration at vancouver.ca/propertyinquiry.

Paperless billing: Sign up for the option to receive your bill via e-mail and the for the ability to view prior notices at vancouver.ca/online-services.

Contact us:

Phone: 3-1-1 (7am - 10 pm, 7 days a week)
Outside Vancouver: 604-873-7000

Vancouver City Hall: 453 West 12th Avenue
Revenue Services Department
(Ground Floor)

Open 8:30 am – 5 pm,
Monday to Friday (except holidays)

Payable Summary

Cheque Summary:

Date: 8/11/2021 CK# 260* Amt: \$28,102.06
*check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	0992-0821	8/11/2021	refund credit	28,102.06
					<hr/>
					\$28,102.06

Payable - Aging Summary

Property=LMS0992 AND mm/yy=08/2021 AND Age as of=08/30/2021

Property Code - Name Vendor Code - Name	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
LMS0992 - Strata Plan LMS992 cityv - City of Vancouver	-28,102.06	0	14,695.62	0	-42,797.68



City of Vancouver 453 West 12th Avenue
 Board of Parks and Recreation Vancouver, BC
 Vancouver Police Board V5Y 1V4
 Vancouver Public Library Board Tel. 604-673-8355

Pickup Code: MO

To: OWNERS STRATA PLAN LMS992
 C/O DWELL PROPERTY MANAGEMENT
 170 - 4311 VIKING WAY
 RICHMOND BC V6V 2K9

Cheque No.	100827588
Cheque Date	2021/Aug/04
Vendor No.	102
Document No.	2001211508
Cheque Total	\$28,102.06 CDN

City Reference	Invoice	Date	Gross	Dedn/Disc	Net Amount
1901052658	RFD UB.5081199	2021/07/30	28,102.06	0.00	28,102.06
refund payment in error UB. 5081199					

RECEIVED

AUG 4 2021

PLEASE DETACH BEFORE PRESENTING FOR PAYMENT

THIS DOCUMENT IS PRINTED ON WHITE PAPER WITH A COLOURED BACKGROUND, THE BORDER CONTAINS MICROPRINTING



City of Vancouver 453 West 12th Avenue
 Board of Parks and Recreation Vancouver, BC
 Vancouver Police Board V5Y 1V4
 Vancouver Public Library Board Tel. 604-673-8355

Bank of Montreal
 595 Burrard St
 Vancouver, BC
 00040-001

100827588
 08042021
 DATE MMDDYYYY

PAY ***Twenty-Eight Thousand One Hundred Two Dollars AND 06 Cents \$28,102.06 CDN

To OWNERS STRATA PLAN LMS992
 The C/O DWELL PROPERTY MANAGEMENT
 Order 170 - 4311 VIKING WAY
 Of RICHMOND BC V6V 2K9

PER 

PER 

RECEIVED

AUG 4 2021

100827588 00040000 0000494

Payable Summary

Cheque Summary:

Date: 7/27/2021 CK# 251 Amt: \$210.00 Bank: LMS 992 Operating fund (0992) Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	0090001081	7/14/2021	RE-INSPECTION	210.00
					\$210.00



INVOICE

City of Vancouver, Revenue Services Division
PO Box 7747, Vancouver, BC V6B 8R1

Invoice No 0090001081
Invoice Date 2021/07/14
Your Reference 3380 VANNESS AV
Order No 1036
Payment Term Net 30 days
Customer 344942
Our Reference RE-INSPECTION: 6/8/2021

OWNERS STRATA PLAN LMS992
C/O DWELL PROPERTY MANAGEMENT
170 - 4311 VIKING WAY
RICHMOND BC V6V 2K9

Item	Description	Qty	Price	Value
10	RE-INSPECTION FEE	1.000 EA	200.00	200.00
PREVIOUS INSPECTION: 3/30/2021				
RE-INSPECTION: 6/8/2021				

VANCOUVER FIRE BYLAW 11312 - DIVISION 3 1.3.1.10
1) IF, DURING AN INSPECTION OF A BUILDING, FACILITY OR PREMISES BY THE CHIEF, CONTRAVENTIONS OF THIS BYLAW RELATED TO FIRE SAFETY ARE DISCOVERED AND THE OWNER IS INFORMED OF THOSE CONTRAVENTIONS, THE FIRE CHIEF MAY RETURN FOR A RE-INSPECTION.
2) EVERY OWNER WHOSE BUILDING, FACILITY OR PREMISES IS SUBJECT TO A RE-INSPECTION SHALL PAY THE APPLICABLE FEES AS SET OUT IN THE FEE SCHEDULE ATTACHED TO THIS BYLAW FOR EACH RE-INSPECTION CONDUCTED TO DETERMINE THAT NO FURTHER CONTRAVENTION OF THE BYLAW IS OBSERVED.

For inquires related to fire bylaw infraction, please contact fireinspbilling@vancouver.ca.
For inquiries regarding payment, contact update(address or email), invoice copies or account balances, please email ar.inquiry@vancouver.ca.

Sub Total	200.00
GST	10.00
Total Amount	210.00

RECEIVED JUL 16 2021

G.S.T Number R121361042

THE CITY OF VANCOUVER CHARGES A \$35 ADMINISTRATIVE FEES FOR ANY DISHONoured CHEQUE

REMITTANCE STUB

(PLEASE INCLUDE WITH PAYMENT & WRITE INVOICE # ON CHEQUE)

CITY OF VANCOUVER

MAIL CHEQUE TO:
City of Vancouver, Revenue Services Division
PO Box 7747, Vancouver, BC V6B 8R1

INVOICE	90001081
DATE	2021/07/14
TOTAL	210.00

PAY BY CASH, CHEQUE OR DEBIT AT CITY HALL:
453 West 12th Ave, Vancouver, BC V5Y 1V4
(Credit Cards are not accepted at this time)

OWNERS STRATA PLAN LMS992



VANCOUVER FIRE RESCUE SERVICES
Community Safety & Risk Reduction Division



Inspection Report

Property Address: 3380 VANNESS AVE	Date of Report: July 12, 2021
Building Name: Joyce Place	Inspection Date: June 8, 2021

Assigned To: FP General Status: Satisfactory Billable
 Inspection Class: Professional - D Number of Subproperties: 25903
 Violation Notice Issued, received by PREVIOUS NOTICE. [None selected]

Business Name:
 Building Use:
 Property Class: [None selected]
 No. of Storeys: 12 Subground Levels: 2

1 - Exit Signs

Status: Satisfactory

The alternating current (normal power) bulbs in the exit sign are missing/burnt-out and shall be replaced.

2 - Exit Stairshafts

Status: Satisfactory

Stairwell signage for level 2 missing.

3 - Fire Alarm Systems

Status: Satisfactory

The fire alarm system has past its service date and is now in need of servicing by a qualified service contractor.

The fire phone on level 10 is missing and shall be repaired/replaced by a qualified service contractor.

4 - Fire Separations

Status: Satisfactory

Repair hole in fire separation.

 All drywall joints shall be taped and filled.

RECEIVED JUL 15 2021

Payable Summary

Cheque Summary:

Date: 8/11/2021 CK# 260* Amt: \$14,695.62
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property LMS0992	Account 5540-0000 Sewer & Water Charges	Inv. No. 5081199-0721	Date 7/8/2021	Description credit will be \$28102.06 after we process	Inv. Amount 14,695.62
					\$14,695.62



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

ACCT NUMBER: 5081199 BILLING PERIOD: Feb 1, 2021
 ACCESS CODE: 234395 TO: May 31, 2021
 DUE DATE: Aug 13, 2021 BILLING DATE: Jul 8, 2021



NAME: OWNERS STRATA PLAN LMS992
 FOR SERVICE AT: 3362 3384 VANNESS AVE
 ACCOUNT TYPE: RESIDENTIAL

FOLIO: COMPLEX ROUTE: 7608

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Jun 2, 2021	A-0100000034	119	18843	18808	35 UNITS	
Jun 2, 2021	B-0200000034	119	8867	6809	2058 UNITS	
Total Consumption						2093.00 UNITS
PREVIOUS BILL AMOUNT						39,889.27
Mar 16, 2021	PAYMENT					-22,669.34
Apr 8, 2021	PAYMENT					-39,069.27
	DISCOUNT					-820.00
Apr 8, 2021	PAYMENT					-22,669.34
Jun 23, 2021	TRANSFER TO ANOTHER ACCT					2,541.00
Jun 30, 2021	ADJ WATER METERED			(15-Oct-20 to 15-Oct-20/1 days)		18.64
Jul 8, 2021	WATER METERED 2021 Low Season Rate (AB)			(4-Feb-21 to 30-Apr-21/86 days)		5,498.41
Jul 8, 2021	WATER METERED 2021 High Season Rate (AB)			(1-May-21 to 2-Jun-21/33 days)		2,644.33
Jul 8, 2021	SEWER METERED (AB)			(4-Feb-21 to 2-Jun-21/119 days)		6,976.99
Jul 8, 2021	METER CHARGE 100MM			(1-Feb-21 to 31-May-21/120 days)		292.04
Jul 8, 2021	DISCOUNT ADJUSTMENT					-734.79
CREDIT BALANCE - DO NOT PAY:						-28,102.06

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

Get water wise!

WATERING REGULATIONS are in effect from May 1 through October 15 during which time peak pricing will apply. For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs visit vancouver.ca/waterwise.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges.

This bill may include a metered water charge adjustment for the difference between the low and high season water consumption rates on October 15, 2020. The change updates the low season rate amount presented on the prior bill.

Current account balances are viewable without registration at vancouver.ca/propertyinquiry. Go paperless by signing up for electronic billing: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

RECEIVED JUL 15 2021

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Jul 8, 2021
 DUE DATE: Aug 13, 2021
 ACCT NUMBER: 5081199

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
CREDIT BALANCE - DO NOT PAY: (\$28,102.06)

AMOUNT PAID
 XXXXXXXXXXXXXXX

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O DWELL PROPERTY MANAGEMENT
 170 - 4311 VIKING WAY
 RICHMOND BC V6V 2K9

RECEIVED JUL 15 2021

50811991 -0028102062 -0028102062

Utility Bill Information



WAYS TO PAY

Pay online or by phone through your bank or credit union. Know your financial institution's cut-off time for transactions, as it will affect the payment date.

Drop your cheque payable to City of Vancouver at the City Hall 12th Avenue (south) entrance mail slot available 24 hours a day, 7 days a week.

Make your payment in person at your bank. Bring your utility bill with you.

Mail to PO Box 7747, Vancouver, BC, V6B 8R1
Please include the remittance stub, make your cheque payable to City of Vancouver and leave extra time for delivery. Postmarks are not used to determine on-time payment.

Note - the option to pay in person at Revenue Services in City Hall may be limited or unavailable. Check vancouver.ca or phone 3-1-1 beforehand.

Sign up for Pre-Authorized Withdrawals and have payments automatically withdrawn from your bank account on the due date. Learn more at vancouver.ca/upaws.

Pay by the due date: Your utility bill payment must be received by the Utility Billing Office or transaction posted by your bank by the due date. Postmarks are not accepted as proof of on-time payment.

Forms of payment: Credit cards are not accepted for payment of utility bills. Credit card cheques are not accepted.

Learn about your bill: Learn more about meter billing and understanding your bill at vancouver.ca/utilitybilling.

Account balances are viewable online without registration at vancouver.ca/propertyinquiry.

Paperless billing: Sign up for the option to receive your bill via e-mail and the for the ability to view prior notices at vancouver.ca/online-services.

Contact us:

Phone: 3-1-1 (7am - 10 pm, 7 days a week)
Outside Vancouver: 604-873-7000

Vancouver City Hall: 453 West 12th Avenue
Revenue Services Department
(Ground Floor)

Open 8:30 am - 5 pm,
Monday to Friday (except holidays)

Payable Summary

Cheque Summary:

Date: 8/11/2021 CK# 260* Amt: \$2,541.00
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5077603-0521	5/27/2021	Jan.2021 to Dec.2021	2,541.00
					\$2,541.00



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

ACCT NUMBER: 5077603 BILLING PERIOD: Jan 1, 2021
 ACCESS CODE: 291191 TO: Dec 31, 2021
 DUE DATE: Jul 5, 2021 BILLING DATE: May 27, 2021

1150



NAME: OWNERS STRATA PLAN LMS992
 FOR SERVICE AT: 3362 3384 VANNESS AVE
 ACCOUNT TYPE: RESIDENTIAL

FOLIO: COMPLEX ROUTE:

DATE	DESCRIPTION	AMOUNT
	PREVIOUS BILL AMOUNT	2,518.00
Oct 1, 2020	PENALTY	125.90
Mar 16, 2021	PAYMENT	-2,643.90
May 4, 2021	ADJ U CROSS CONNECTION FEE (May 4 to May 4)	59.00
May 27, 2021	U ANNUAL FIRELINE- (150MM) (Jan 1 to Dec 31)	1,162.00
May 27, 2021	U STREET CLEANING (Jan 1 to Dec 31)	1,320.00

AMOUNT NOW DUE: 2,541.00
 AMOUNT DUE AFTER Jul 05, 2021: 2,668.05

A 5% PENALTY WILL APPLY TO OUTSTANDING AMOUNTS AFTER THE DUE DATE

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges.

Current account balances are viewable without registration at vancouver.ca/propertyinquiry. Go paperless by signing up for electronic billing: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

RECEIVED JUN 04 2021

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: May 27, 2021
 DUE DATE: Jul 5, 2021
 ACCT NUMBER: 5077603

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
 AMOUNT NOW DUE: \$2,541.00
 AMOUNT DUE AFTER Jul 05, 2021: \$2,668.05

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O DWELL PROPERTY MANAGEMENT
 170 - 4311 VIKING WAY
 RICHMOND BC V6V 2K9

RECEIVED JUN 04 2021

50776038 00002541002 00002668054

Utility Bill Information

WAYS TO PAY

Pay online or by phone through your bank or credit union. Know your financial institution's cut-off time for transactions, as it will affect the payment date.

Drop your cheque payable to City of Vancouver at the City Hall 12th Avenue (south) entrance mail slot available 24 hours a day, 7 days a week.

Make your payment in person at your bank. Bring your utility bill with you.

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Paperless billing: Sign up for the option to receive your bill via e-mail and the for the ability to view prior notices at vancouver.ca/online-services.

Contact us:

Phone: 3-1-1 (7am - 10 pm, 7 days a week)
Outside Vancouver: 604-873-7000

Vancouver City Hall: 453 West 12th Avenue
Revenue Services Department
(Ground Floor)

Open 8:30 am - 5 pm,
Monday to Friday (except holidays)

Payable Summary

Cheque Summary:

Date: 8/11/2021 CK# 260* Amt: (\$45,338.68)
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	1340-0000 Receivable - Other	0992-0321	3/31/2021	over paid City of Vancouver invoice. will	-45,338.68
					(\$45,338.68)

Good Morning Sir/Madam

This email is regarding the overpayment which is done on the following account below-

Account # 5081199

Owner Name- Owners Strata Plan LMS 992 C/O Dwell Property Management

Property Address- 3362 3384 VANNESS AVE

Proof of Payment-

On March 12 2021 a chk # 205 was issued paying for the Account 5081199 for \$ 22669.34 as below

Check					
Payee	cityv	Total Amount	25,313.24	CTRL#	406569
	City of Vancouver	Date	03/12/2021		
		Post Month	03/2021		(Reconciled)
Bank	0992				
Check Number	205				
	100083403847 BR26				
	LMS 992 Operating fund				
Property	Amount	Account	Notes	Pay	
Ims0992 - Strata Plan LMS992	22,669.34	5540-0000 - Sewer & Water Charges		495489	
Ims0992 - Strata Plan LMS992	2,643.90	5540-0000 - Sewer & Water Charges		495491	
Help					

Then on April 1 2021 a chk #215 was issued paying for the account 5081199 for \$61738.61 as below

Check					
Payee	cityv	Total Amount	61,738.61	CTRL#	410598
	City of Vancouver	Date	04/01/2021		
		Post Month	04/2021		(Reconciled)
Bank	0992				
Check Number	215				
	100083403847 BR26				
	LMS 992 Operating fund				
Property	Amount	Account	Notes	Pay	
Ims0992 - Strata Plan LMS992	39,069.27	5540-0000 - Sewer & Water Charges		498485	
Ims0992 - Strata Plan LMS992	22,669.34	5540-0000 - Sewer & Water Charges		499776	

As per my conversation with one of the City of Vancouver customer service person named John. He mentioned that there is a credit of \$45338.68 for this account. And our next bill is due somewhere in July around which is long time and still there will be credit. I request if you can issue us the credit of \$45338.68 payable to the below

Owners Strata Plan LMS 992 C/O Dwell Property Management

Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9

Kindest Regards,

Rimmy Singh | Accounting Technician

Dwell

PROPERTY MANAGEMENT



2014-2021 Consumer Choice Award for Best Residential Property Management Vancouver

Dwell Property Management | Suite 170 – 4311 Viking Way, Richmond, BC V6V 2K9
rimmy.singh@dwellproperty.ca | D 604.248.3629 | P 604.821.2999

dwellproperty.ca

Payable Summary

Cheque Summary:

Date: 4/1/2021 CK# 215* Amt: \$22,669.34
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5081199-1120	11/4/2020	Jun 1-Sep 30,2020	22,669.34
					\$22,669.34



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

ACCT NUMBER: 5081199 BILLING PERIOD: Jun 1, 2020
 ACCESS CODE: 475205 TO: Sep 30, 2020
 DUE DATE: Dec 4, 2020 BILLING DATE: Nov 4, 2020



NAME: OWNERS STRATA PLAN LMS992

FOR SERVICE AT: 3362 3384 VANNESS AVE

ACCOUNT TYPE: RESIDENTIAL

FOLIO: COMPLEX

ROUTE: 7608

CUSTOMER NOTE: PLS INFORM US IF YOU HAVE NEW MANAGEMENT COMPANY

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Oct 9, 2020	A-0100000034	130	18551	18093	458 UNITS	
Oct 9, 2020	B-0200000034	130	4557	2036	2521 UNITS	
Total Consumption						2979.00 UNITS

PREVIOUS BILL AMOUNT 17,407.64

Sep 10, 2020	PAYMENT					-17,407.64
Nov 4, 2020	WATER METERED 2020 High Season Rate (AB)			(2-Jun-20 to 9-Oct-20/130 days)		13,440.80
Nov 4, 2020	SEWER METERED (AB)			(2-Jun-20 to 9-Oct-20/130 days)		8,938.74
Nov 4, 2020	METER CHARGE 100MM			(1-Jun-20 to 30-Sep-20/122 days)		289.80

IF PAID AFTER DUE DATE: 22,669.34
 DISCOUNT AVAILABLE: 1,079.49
 IF PAID ON OR BEFORE DUE DATE: 21,589.85

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

City Hall will close at 4:30 PM on Thursday December 24, 2020 and will re-open at 8:30 AM on Monday January 4, 2021. See the back of this bill for information on ways to make payments during this closure.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges.

Check your account balance and details online. You can also sign up to receive your next utility bill by email. Learn more at: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

RECEIVED MAR 12 2021

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Nov 4, 2020

DUE DATE: Dec 4, 2020

ACCT NUMBER: 5081199

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

IF PAID AFTER DUE DATE: \$22,669.34

IF PAID ON OR BEFORE DUE DATE: \$21,589.85

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O RE/MAX PROPERTY MANAGEMENT SERVI
 270 - 4311 VIKING WAY
 RICHMOND BC V6V 2K9

RECEIVED MAR 12 2021

50811991 00022669346 00021589853

Utility Bill Information

QUESTIONS? Find the answers at:
vancouver.ca/utilitybilling

WAYS TO PAY YOUR UTILITY BILL

Pay online or by phone through your bank or credit union and get an instant confirmation receipt.

Drop your payment at the City Hall 12th Avenue (south) entrance mail slot. This is available 24 hours a day, 7 days a week.

In person at your bank. Bring your utility bill with you for first time set-up.

By mail to PO Box 7747, Vancouver, BC, V6B 8R1
Mail your cheque payable to City of Vancouver early. Postmarks are not accepted as proof of on-time payment.

In person at the City Hall Revenue Services office. Lineups may be long.

Sign up for Pre-Authorized Withdrawals and have your payment automatically withdrawn from your bank account on the due date. Learn more at vancouver.ca/upaws.



OTHER UTILITY INFORMATION

Pay by the due date: Your utility bill payment must be received by the Utility Billing Office or your bank by the due date. Postmarks are not accepted as proof of on-time payment.

Forms of payment: Credit cards are not accepted for payment of utility bills. Credit card cheques are not accepted.

Learn about your bill: Learn more about meter billing and understanding your bill at vancouver.ca/utilitybilling.

Contact us:

Vancouver City Hall: 453 West 12th Avenue
Revenue Services Department
(Ground Floor)

Open 8:30 am - 5 pm,
Monday to Friday (except holidays)

Phone: 3-1-1 (7am - 10 pm, 7 days a week)

Outside Vancouver: 604-873-7000

Payable Summary

Cheque Summary:

Date: 4/1/2021 CK# 215* Amt: \$39,069.27
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5081199-0321	3/11/2021	Oct 1,2020 Jan 31, 2021	39,069.27
					\$39,069.27



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

Multiple Copies Printed

9987

ACCT NUMBER: 5081199 BILLING PERIOD: Oct 1, 2020
 ACCESS CODE: 475205 TO: Jan 31, 2021
 DUE DATE: Apr 16, 2021 BILLING DATE: Mar 11, 2021



NAME: OWNERS STRATA PLAN LMS992
 FOR SERVICE AT: 3362 3384 VANNESS AVE
 ACCOUNT TYPE: RESIDENTIAL
 CUSTOMER NOTE: PLS INFORM US IF YOU HAVE NEW MANAGEMENT COMPANY

FOLIO: COMPLEX ROUTE: 7608

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Feb 3, 2021	A-0100000034	117	18808	18551	257 UNITS	
Feb 3, 2021	B-0200000034	117	6809	4557	2252 UNITS	
Total Consumption						2509.00 UNITS

PREVIOUS BILL AMOUNT 22,669.34

Mar 11, 2021	WATER METERED 2020 High Season Rate (AB)	(10-Oct-20 to 14-Oct-20/5 days)	483.77
Mar 11, 2021	WATER METERED 2020 Low Season Rate (AB)	(15-Oct-20 to 31-Dec-20/78 days)	6,020.60
Mar 11, 2021	WATER METERED 2021 Low Season Rate (AB)	(1-Jan-21 to 3-Feb-21/34 days)	2,650.39
Mar 11, 2021	SEWER METERED (AB)	(10-Oct-20 to 3-Feb-21/117 days)	7,771.19
Mar 11, 2021	METER CHARGE 100MM	(1-Oct-20 to 31-Jan-21/123 days)	293.98

IF PAID AFTER DUE DATE: 39,889.27
 DISCOUNT AVAILABLE: 820.00
 IF PAID ON OR BEFORE DUE DATE: 39,069.27

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

Get water wise!
 WATERING REGULATIONS are in effect from May 1 to October 15 during which time peak pricing will apply.
 For full regulation restrictions and to learn how to prevent water wastage and better manage your water costs visit vancouver.ca/waterwise.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges.

Current account balances are viewable without registration at vancouver.ca/propertyinquiry. Go paperless by signing up for electronic billing: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

RECEIVED MAR 18 2021

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Mar 11, 2021
 DUE DATE: Apr 16, 2021
 ACCT NUMBER: 5081199

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
 IF PAID AFTER DUE DATE: \$39,889.27
 IF PAID ON OR BEFORE DUE DATE: \$39,069.27

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O RE/MAX PROPERTY MANAGEMENT S
 270 - 4311 VIKING WAY
 RICHMOND BC V6V 2K9

RECEIVED MAR 18 2021

50811991 00039889273 00039069275

Utility Bill Information

WAYS TO PAY

Pay online or by phone through your bank or credit union. Know your financial institution's cut-off time for transactions, as it will affect the payment date.

Drop your cheque payable to City of Vancouver at the City Hall 12th Avenue (south) entrance mail slot available 24 hours a day, 7 days a week.

Make your payment in person at your bank. Bring your utility bill with you.

Mail to PO Box 7747, Vancouver, BC, V6B 8R1
Please include the remittance stub, make your cheque payable to City of Vancouver and leave extra time for delivery. Postmarks are not used to determine on-time payment.

Note - the option to pay in person at Revenue Services in City Hall may be limited or unavailable. Check vancouver.ca or phone 3-1-1 beforehand.

Sign up for Pre-Authorized Withdrawals and have payments automatically withdrawn from your bank account on the due date. Learn more at vancouver.ca/upaws.



Pay by the due date: Your utility bill payment must be received by the Utility Billing Office or transaction posted by your bank by the due date. Postmarks are not accepted as proof of on-time payment.

Forms of payment: Credit cards are not accepted for payment of utility bills. Credit card cheques are not accepted.

Learn about your bill: Learn more about meter billing and understanding your bill at vancouver.ca/utilitybilling.

Account balances are viewable online without registration at vancouver.ca/propertyinquiry.

Paperless billing: Sign up for the option to receive your bill via e-mail and the for the ability to view prior notices at vancouver.ca/online-services.

Contact us:

Phone: 3-1-1 (7am - 10 pm, 7 days a week)
Outside Vancouver: 604-873-7000

Vancouver City Hall: 453 West 12th Avenue
Revenue Services Department
(Ground Floor)

Open 8:30 am - 5 pm,
Monday to Friday (except holidays)

Payable Summary

Cheque Summary:

Date: 3/12/2021 CK# 205* Amt: \$2,643.90 Bank: LMS 992 Operating fund (0992) Payee: City of Vancouver
 *check also pays additional invoices

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5077603-1120	11/5/2020	Jan1 to Dec31,2020	2,643.90
					\$2,643.90



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

ACCT NUMBER: 5077603 BILLING PERIOD: Jan 1, 2020
 ACCESS CODE: 090505 TO: Dec 31, 2020
 DUE DATE: Sep 30, 2020 BILLING DATE: May 22, 2020



NAME: OWNERS STRATA PLAN LMS992
 FOR SERVICE AT: 3362 3384 VANNESS AVE
 ACCOUNT TYPE: RESIDENTIAL FOLIO: COMPLEX ROUTE:
 CUSTOMER NOTE: PLS INFORM US IF YOU HAVE NEW MANAGEMENT COMPANY

DATE	DESCRIPTION	AMOUNT
	PREVIOUS BILL AMOUNT	2,423.00
Jun 19, 2019	PAYMENT	-2,423.00
May 13, 2020	ADJ U CROSS CONNECTION FEE (May 13 to May 13)	58.00
May 22, 2020	U ANNUAL FIRELINE- (150MM) (Jan 1 to Dec 31)	1,140.00
May 22, 2020	U STREET CLEANING (Jan 1 to Dec 31)	1,320.00

AMOUNT NOW DUE: 2,518.00
 AMOUNT DUE AFTER Sep 30, 2020: 2,643.90

A 5% PENALTY WILL APPLY TO OUTSTANDING AMOUNTS AFTER THE DUE DATE

On April 23, 2020 Vancouver City Council approved a delay in the 2020 payment deadline for property tax and flat fee utilities to September 30, 2020 (from July 3). The delay in the final payment deadline is intended to help those experiencing financial hardships due to the COVID-19 pandemic. However, account holders can make their payment at any time after receiving their bill.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges.

Check your account balance and details online. You can also sign up to receive your next utility bill by email. Learn more at: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: May 22, 2020
 DUE DATE: Sep 30, 2020
 ACCT NUMBER: 5077603

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT
 AMOUNT NOW DUE: \$2,518.00
 AMOUNT DUE AFTER Sep 30, 2020: \$2,643.90

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O FORNING & KEVIN CHAN
 3362 VANNESS AVENUE
 VANCOUVER BC V5R 5A8

50776038 00002518001 00002643900

Payable Summary

Cheque Summary:

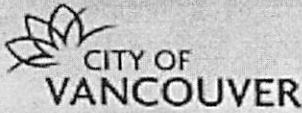
Date: 3/12/2021 CK# 205* Amt: \$22,669.34
 *check also pays additional invoices

Bank: LMS 992 Operating fund (0992)

Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5061199-1120	11/4/2020	Jun1 to Sep30,2020	22,669.34
					\$22,669.34



Utility Billing Office
 PO Box 7747
 Vancouver, BC V6B 8R1

UTILITY BILL

ACCT NUMBER: 5081199 BILLING PERIOD: Jun 1, 2020
 ACCESS CODE: 070587 TO: Sep 30, 2020
 DUE DATE: Dec 4, 2020 BILLING DATE: Nov 4, 2020



NAME: OWNERS STRATA PLAN LMS992
 FOR SERVICE AT: 3362 3384 VANNESS AVE
 ACCOUNT TYPE: RESIDENTIAL FOLIO: COMPLEX ROUTE: 7608
 CUSTOMER NOTE: PLS INFORM US IF YOU HAVE NEW MANAGEMENT COMPANY

DATE	METER NO.	NO. OF DAYS	CURRENT READING	PREV READING	CONSUMPTION	AMOUNT
Oct 9, 2020	A-0100000034	130	18551	18093	458 UNITS	
Oct 9, 2020	B-0200000034	130	4557	2036	2521 UNITS	
Total Consumption						2979.00 UNITS
PREVIOUS BILL AMOUNT						17,407.64
Sep 10, 2020	PAYMENT					-17,407.64
Nov 4, 2020	WATER METERED 2020 High Season Rate (AB)			(2-Jun-20 to 9-Oct-20/130 days)		13,440.80
Nov 4, 2020	SEWER METERED (AB)			(2-Jun-20 to 9-Oct-20/130 days)		8,938.74
Nov 4, 2020	METER CHARGE 100MM			(1-Jun-20 to 30-Sep-20/122 days)		289.80
IF PAID AFTER DUE DATE:						22,669.34
DISCOUNT AVAILABLE:						1,079.49
IF PAID ON OR BEFORE DUE DATE:						21,589.85

THE DISCOUNT WILL BE LOST IF PAYMENT IS NOT RECEIVED BY THE DUE DATE

City Hall will close at 4:30 PM on Thursday December 24, 2020 and will re-open at 9:30 AM on Monday January 4, 2021. See the back of this bill for information on ways to make payments during this closure.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax Roll and will be subject to interest charges

Check your account balance and details online. You can also sign up to receive your next utility bill by email. Learn more at: vancouver.ca/property-services

Know your bank's transaction cut off time for online or bank payments. Transactions made on or after your bank's cut off time will be processed the next business day and will be subject to lost discount.

UTILITY BILL

Please make cheques payable to:
 City of Vancouver
 PO Box 7747
 Vancouver BC V6B 8R1

BILLING DATE: Nov 4, 2020

DUE DATE: Dec 4, 2020
 ACCT NUMBER: 5081199

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

IF PAID AFTER DUE DATE: \$22,669.34
 IF PAID ON OR BEFORE DUE DATE: \$21,589.85

AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
 C/O FORNING & KEVIN CHAN
 3362 VANNESS AVENUE
 VANCOUVER BC V5R 5A8

50811991 00022669346 00021589853

Payable Summary

Cheque Summary:

Date: 8/31/2020 CK# 132 Amt: \$17,407.64 Bank: LMS 992 Operating fund (0992) Payee: City of Vancouver

Invoice Summary:

Property	Account	Inv. No.	Date	Description	Inv. Amount
LMS0992	5540-0000 Sewer & Water Charges	5081199-0820	8/24/2020	outstanding balance	17,407.64
					\$17,407.64



Utility Billing Office
PO Box 7747
Vancouver, BC V6B 8R1

UTILITY BILL REMINDER NOTICE

ACCT NUMBER: 5081199 STATEMENT DATE: Aug 24, 2020
ACCESS CODE: 552128 ROUTE: 7608
FOLIO: COMPLEX

1437

NAME: OWNERS STRATA PLAN LMS992
FOR SERVICE AT: 3362 3384 VANNESS AVE
ACCOUNT TYPE: RESIDENTIAL



Our records indicate that your Utility Account has an outstanding balance of **\$17,407.64**

Your prompt payment of this account would be appreciated.

Please disregard this notice if payment has already been made.

Amounts in arrears at the end of each calendar year will be transferred to the Property Tax roll and will be subject to interest charges.

AMOUNT NOW DUE \$17,407.64

UTILITY BILL REMINDER NOTICE

Please make cheques payable to:
City of Vancouver
PO BOX 7747
Vancouver BC V6B 8R1

ACCT NUMBER: 5081199
STATEMENT DATE: Aug 24, 2020
ACCESS CODE: 552128

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

AMOUNT NOW DUE \$17,407.64

AMOUNT PAID

Empty box for AMOUNT PAID

FOR SERVICE AT: 3362 3384 VANNESS AVE



UTILITY

OWNERS STRATA PLAN LMS992
C/O SIEGLE PROPERTIES BC LTD
211 - 8680 CAMBIE ROAD
RICHMOND BC V6X 4K1

50811991 00017407646 00017407646

This is Exhibit "D" referred to in the affidavit of Kenneth Kwok Ying Chan
sworn before me at City of Vancouver, Province of British Columbia on March 28.....
2022



(A Commissioner for taking Affidavits for British Columbia)

Claire Armstrong

(Print Name)



1177 West Hastings Street, Suite 200 Vancouver, BC V6E 2K3
T. 604 669-9600 | 1 866 669-9602 | F. 604 683-9316

February 9, 2021

Strata Plan LMS992
c/o 482258 BC Ltd dba Dwell Property Management
170 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Dear Leo,

**RE: Strata Plan LMS992 - JOYCE PLACE
Cover Note No. VAN-21-47264**

We are pleased to enclose the above noted Cover Note evidencing coverage in place, effective February 05, 2021 to February 05, 2022 in accordance with your instructions.

We recommend that you review the enclosed Cover Note very carefully. Should you find that the coverage set forth is not consistent with your instructions or if there are any errors or discrepancies, please advise us immediately.

An invoice representing the annual premium of **\$120,000.00** is enclosed for your kind remittance.

Please note that the policy is subject to the following exclusions:

- Third Party Bodily Injury/ Property Damage to Strata Plan Owners
- Cross Liabilities between the Strata Plan Owners
- Communicable Disease Exclusion
- Construction Activities Exclusion
- Cyber and Data Total Exclusion

As required under the Financial Institutions Act, we also enclose a signed Disclosure Notice.

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your insurer accordingly.

We trust you will find the enclosed documentation to be in order and thank you for allowing BFL CANADA to be of service. Should you have any questions or concerns, please do not hesitate to contact any of your Service Team members.

Yours sincerely,

BFL CANADA Insurance Services Inc.

Peggy Lee, BA, CAIB, CRM
Vice-President, Client Executive
Direct Line: 604-678-5480
Email Address: plee@bflcanada.ca
PL/dcEnclosure

Disclosure Notice under the Financial Institutions Act

The Financial Institutions Act requires that the information contained in this Disclosure Notice be provided to a customer in writing.

Named Insured / Applicant: The Owners, Strata Plan LMS992, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners

Mailing Address: 170 - 4311 Viking Way, Richmond, BC V6V 2K9

Policy Type: I. Strata and Apt Off Program

Insurer: I. Certain Lloyd's Underwriters as arranged by Price Forbes & Partners Ltd.

Policy No.: I. Cover Note No. VAN-21-47264 referencing Policy No. TBA

Policy Term: February 5, 2021 To: February 5, 2022

Name of Agent: Peggy Lee

1. I am licensed as a general insurance agent by the Insurance Council of British Columbia.
2. This transaction is between you and the insurer(s) shown above.
3. I am representing BFL CANADA Insurance Services Inc., who does business with the insurer(s) shown above.
4. The Insurer(s) shown above has no financial interest in BFL CANADA Insurance Services Inc.
5. BFL CANADA Insurance Services Inc. has no financial interest in the Insurer(s) shown above.
6. Upon completion of this transaction, BFL CANADA Insurance Services Inc. will be remunerated by way commission or fee.
7. The Financial Institutions Act prohibits the Insurer(s) shown above and/or BFL CANADA Insurance Services Inc. from requiring you to transact additional or other business with the Insurer(s) shown above or any other person or corporation as a condition of this transaction.

BFL CANADA Insurance Services Inc.

Authorized Representative: _____



Date: February 9, 2021



1177 West Hastings Street, Suite 200 Vancouver, BC V6E 2K3
T. 604 669-9600 | 1 866 669-9602 | F. 604 683-9316

COVER NOTE
N° VAN-21-47264

In accordance with your instructions, we have bound insurance as follows:	COMMERCIAL GENERAL LIABILITY
---	-------------------------------------

NAMED INSURED: The Owners, Strata Plan LMS992, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners

PROPERTY MANAGER: 482258 BC Ltd dba Dwell Property Management

MAILING ADDRESS: 170 - 4311 Viking Way, Richmond, BC V6V 2K9

POLICY PERIOD: February 05, 2021 to February 05, 2022
(12:01 am standard time at the mailing address of the insured)

POLICY N°: TBA

PREMIUM: \$120,000.00

INSURER(S)/PARTICIPATION 100%: Certain Lloyd's Underwriters as arranged by Price Forbes & Partners Ltd.

LOSS, IF ANY, PAYABLE TO: All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.
(Solely as their interests may appear)

LOCATION(S) OF PROPERTY INSURED: 3362-3376, 3378, 3380, 3382 & 3384 Vanness Avenue, Vancouver, BC V5R 5A8
JOYCE PLACE

WORDING: As per Price Forbes & Partners Ltd. policy wordings to follow.

This document contains a summary of the information found in the insurance contract. Coverage is subject to the conditions, limits and exclusions of the contract issued by the Insurer.

BFL CANADA Insurance Services Inc.

Signed in Vancouver, on February 9, 2021

Per: 

Authorized Representative

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your Insurer accordingly. If you have any questions, please do not hesitate to contact us.

This policy contains a clause which may limit the amount payable.



1177 West Hastings Street, Suite 200 Vancouver, BC V6E 2K3
T. 604 669-9600 | 1 866 669-9602 | F. 604 683-9316

Page
2 of 2

This page is attached to and is part of **COVER NOTE N° VAN-21-47264**

DESCRIPTION OF COVERAGE(S), CONDITION(S), EXCLUSION(S)

INTEREST INSURED:

COMMERCIAL GENERAL LIABILITY

LIMIT(S):

\$ 2,000,000 Bodily Injury & Property Damage
\$ 2,000,000 Products and Completed Operations
\$ 2,000,000 Personal and Advertising Injury Liability

DEDUCTIBLE(S):

\$ 25,000 Bodily Injury and Property Damage
\$ 25,000 Products and Completed Operations

**ADDITIONAL
INSURED(S):**

It is understood and agreed that **482258 BC Ltd dba Dwell Property Management** (Property Manager) is added as an Additional Insured but only with respect to liability arising out of the operations of the Named Insured.

EXCLUSION(S):

Third Party Bodily Injury / Property Damage to Strata Plan
Cross Liabilities between the Strata Plan Owners
Communicable Disease Exclusion
Construction Activities Exclusion
Cyber and Data Total Exclusion

As brokers, we are bound to remind you that insurance transactions between an Insured and an Insurer are based on good faith. To safeguard your insurance coverage and comply with policy conditions, you have an obligation, for the entire policy term, to promptly notify your Insurer of all changes relevant to the risk which might affect the Insurer's decisions as to coverage and premium. Please be aware that if you do not disclose all such information, Insurers may have the right to void the policy in its entirety, or sections thereof which may lead to claims not being covered. Please advise us of any material change so that we may notify your Insurer accordingly. If you have any questions, please do not hesitate to contact us.



1177 West Hastings Street, Suite 200 Vancouver, BC V6E 2K3
T. 604 669-9600 | 1 866 669-9602 | F. 604 683-9316

Interim Insurance Endorsement No. 1 - Strata Plan LMS992 (JOYCE PLACE)

April 22, 2021

Strata Plan LMS992
c/o 482258 BC Ltd dba Dwell Property Management
170 - 4311 Viking Way
Richmond, BC V6V 2K9

Attention: Leo Chan

Dear Leo:

**RE: Strata Plan LMS992 - JOYCE PLACE
Policy No. B0507IC2101590**

It has been brought to our attention that an error was made on a previous policy document. Please find enclosed an Endorsement Number 1 from the insurance company effective February 05, 2021 amending Insured Location to read as follows:

- **3362-3376, 3378, 3380, 3382 & 3384 Vanness Avenue, Vancouver, BC, V5R 5A8**

We apologize for any inconvenience this may have caused.

Should you have any questions or concerns, please do not hesitate to contact any of your Service Team members.

Yours sincerely,

BFL CANADA Insurance Services Inc.

Peggy Lee, BA, CAIB, CRM
Vice-President, Client Executive
Direct Line: 604-678-5480
Email Address: plee@bflcanada.ca

PL/dc
Enclosure

CONTRACT ENDORSEMENT

Unique Market Reference: B0507IC2101590
Endorsement Reference: 01
Insured: LMS992

CONTRACT CHANGES

Notwithstanding anything contained herein to the contrary, this contract is amended as follows:

EFFECTIVE DATE: 5th February 2021

It is hereby understood and agreed that the following amendments are made with effect from inception;

ADDRESS: 3362-3376, 3378, 3380, 3382 & 3384 Vanness Avenue
 Vancouver
 British Columbia
 V5R 5A8

All other terms and conditions remain unchanged.

AGREEMENT

GENERAL UNDERWRITERS AGREEMENT (GUA) Each Underwriter's proportion is several not joint		
Slip Leader Only	Slip Leader and Agreement Parties	All Underwriters

INITIALS			
SYND/CO			

INITIALS			
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SECURITY DETAILS

Endorsement Version Date 15 Apr 2021 15:53
Endorsement Status Completed
UMR B0507IC2101590
Broker Endorsement Reference 01
Endorsement Name Address
(Re)Insured LMS992
Agreement Practice GUA B
Agreement Instructions Slip Lead

CONFIRMATION OF AGREEMENT BY REQUIRED AGREEMENT PARTIES:

Leader

Agreed 21 Apr 2021 11:16

Underwriter Company	Underwriter	Stamp	Underwriter Ref
Probitas Syndicate 1492	Alastair Herbert	Lloyd's Underwriter Syndicate No. 1492 PBS, London, England	CG304L21A000